



HOUSING AND LAND USE REGULATORY BOARD

GOVERNMENT'S REGULATORY BODY FOR HOUSING AND LAND DEVELOPMENT

2017 ANNUAL REPORT

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Message from the CEO and Commissioner

The Housing and Land Use Regulatory Board (HLURB) came under my leadership in 2017. With the support extended by the Management and staff of HLURB, we accomplished and delivered our commitments to the Department of Budget and Management, specifically on the provision of technical assistance to local government units in the preparation of comprehensive land use plans (CLUPs), review of comprehensive land use plans (CLUPs) and Provincial Physical Framework Plans (PPFPs), registration of Homeowners Associations and Brokers, monitoring of projects issued license to sell and HOA, among others. HLURB has also facilitated and expedited the disposition of cases which resulted to an increase in case disposal.

Also in 2017, HLURB has formulated several policies such as the Revised Implementing Rules and Regulations to Govern Sections 3, 18 and 20 of RA 7279 Otherwise Known as the UDHA of 1992, as Amended by RA No. 10884, Otherwise Known as "Balanced Housing Amendments", Requiring Homeowners Association to Assist the Local Government in the Registration of Domestic Workers of Members and Homeowners Within their Jurisdiction, Guidelines in the Kinds of Dues, Fees and Contributions that maybe Collected by Homeowners Associations, Rules of Procedures in the Conduct of Administrative Inspections and Investigations and the Revised Rules of Proceedings Before Regional Arbiters, among others.

We are optimistic that our achievements will continue and, we will explore new avenues to further improve the delivery of our services to the public in 2018.

God bless us all.


LLOYD CHRISTOPHER A. LAO

Agency Profile

Vision

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

Mission

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

Agency Accomplishments

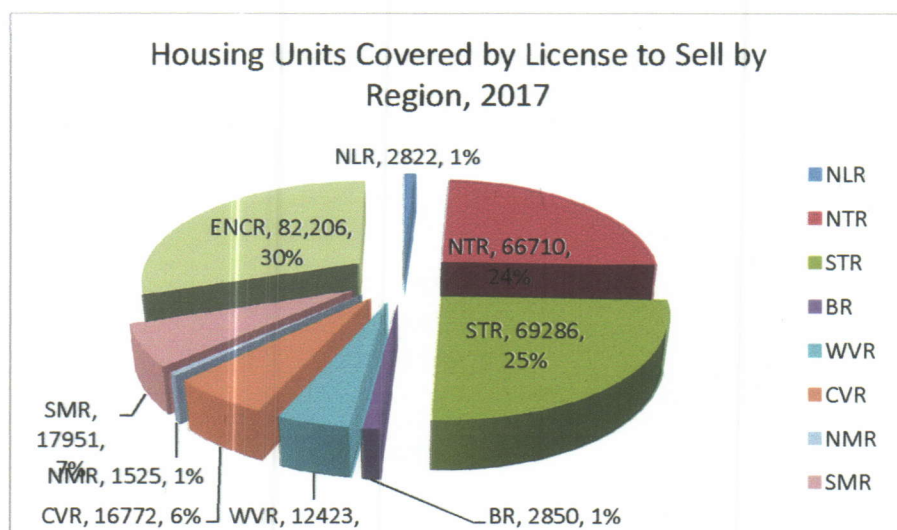
A. License to Sell

One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

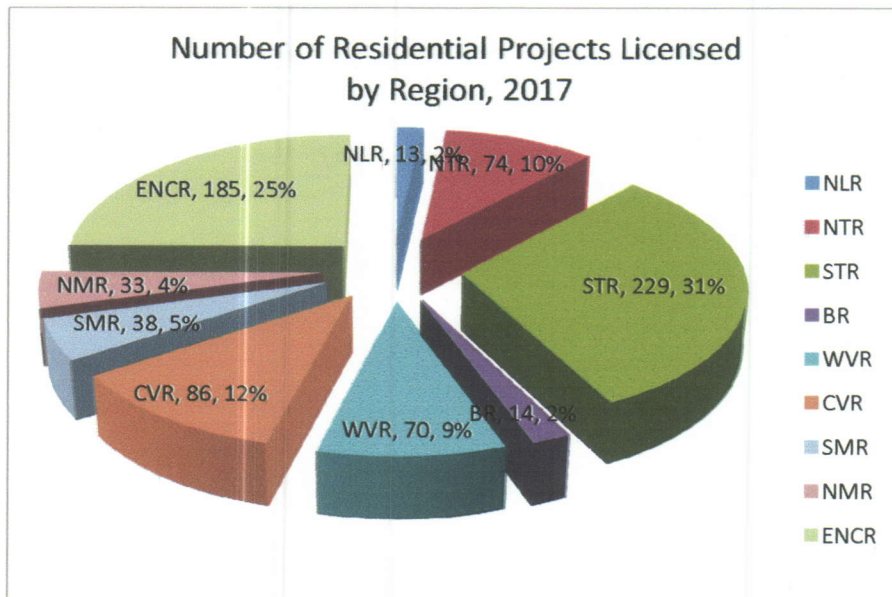
In 2017, a total of **797** licenses to sell were issued. **742** of the licenses to sell issued were for **residential projects** while **55** of the licenses to sell for **non residential projects**. These figures translate to **274,545 housing units** and **237,376 non-residential units**.

Compared to 2016, there was a decrease of **9%** in the licensed residential projects from **809** to **742** but there was an increase of **5.4%** in the housing units covered from **259,546** to **274,545** housing units.

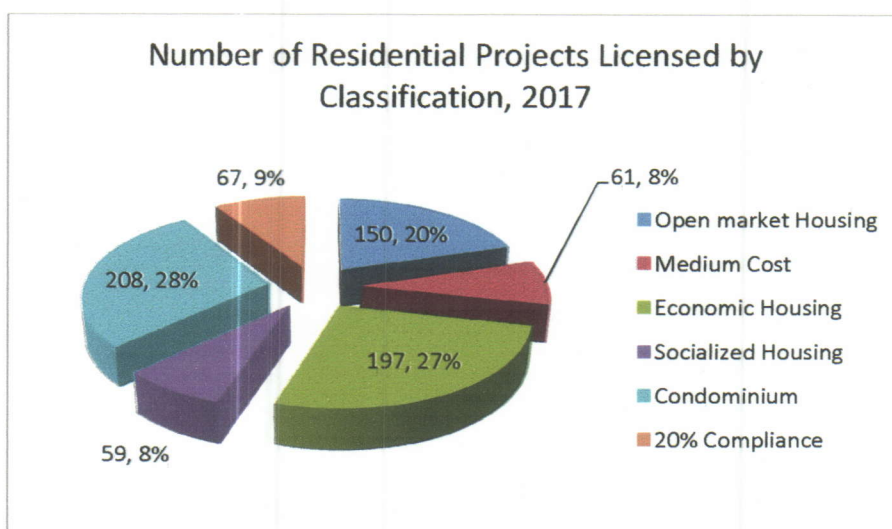
Majority of the licensed **housing units** are located in the Expanded National Capital Region (**ENCR**) with **82,206** units, followed by Southern Tagalog Region (**STR**) with **69,286** units, and then by Northern Tagalog Region (**NTR**) with **66,710** units.



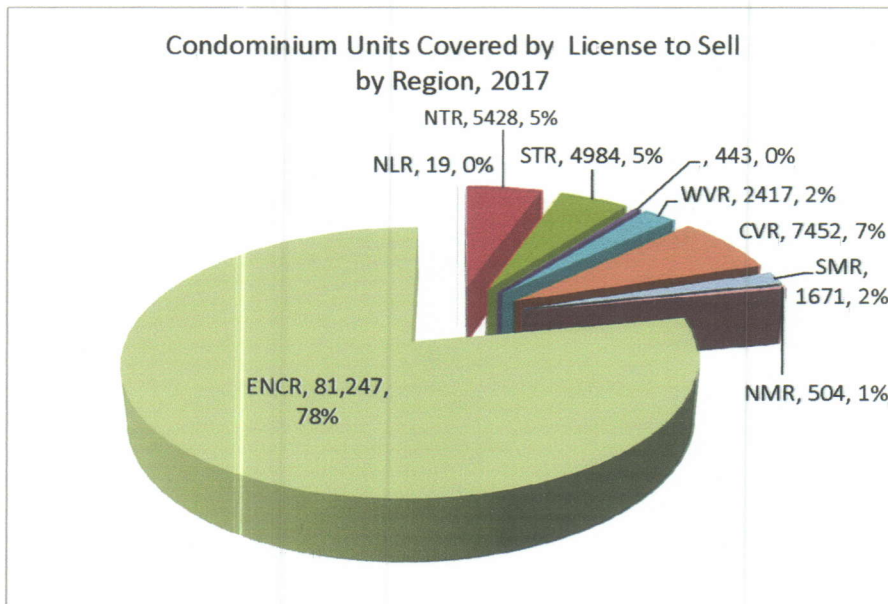
Majority of the licenses issued for **residential projects** are located in Southern Tagalog Region (**STR**) with **31%** (229/742), followed by Expanded National Capital Region (**ENCR**) with **25%** (185/742), and then by Central Visayas Region with 12% (86/742).



Majority of the licensed **residential** projects were under the category of **Condominium** with **28%** (208/742), followed by **Economic Housing** with **27%** (197/742) and then by **Open Market** with **20%** (150/742).

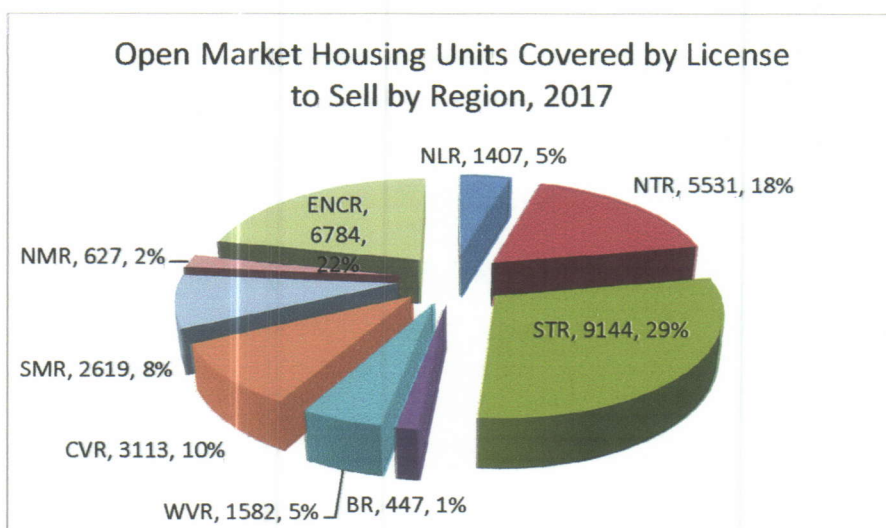


Majority of the Residential Condominium units are covered by license to sell are located in **ENCR** with 78% (81,247/104,165), followed by Central Visayas Region (**CVR**) with 7% (7,452/104,165) and followed by **NTR** with 5 % (5,428/104,165)



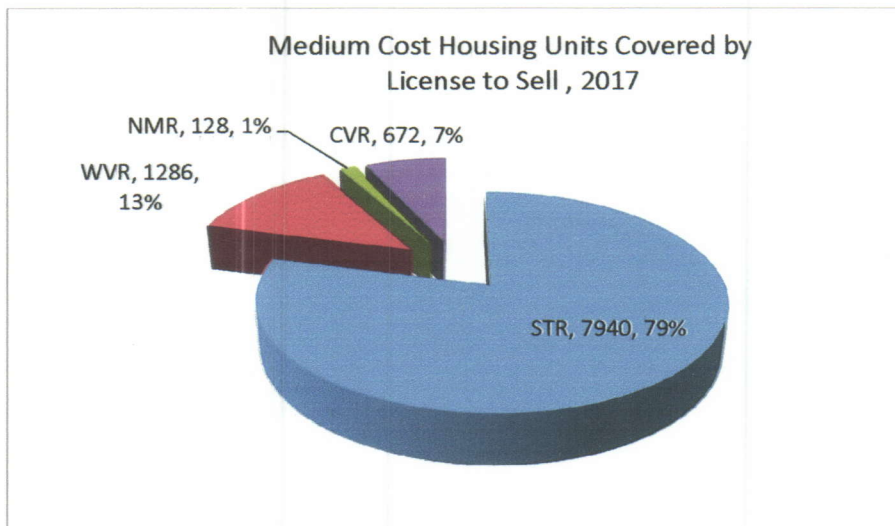
Majority of the Open Market housing units covered by License to Sell are located in **Southern Tagalog Region (STR)** with 29% (9,144/31,254), followed by Expanded National Capital Region (**ENCR**) with 22% (6,784/31,254) and followed by Northern Tagalog Region (**NTR**) accounting for 18% (5,531/31,254).

The price of an Open Market Housing unit is above P4,000,000.



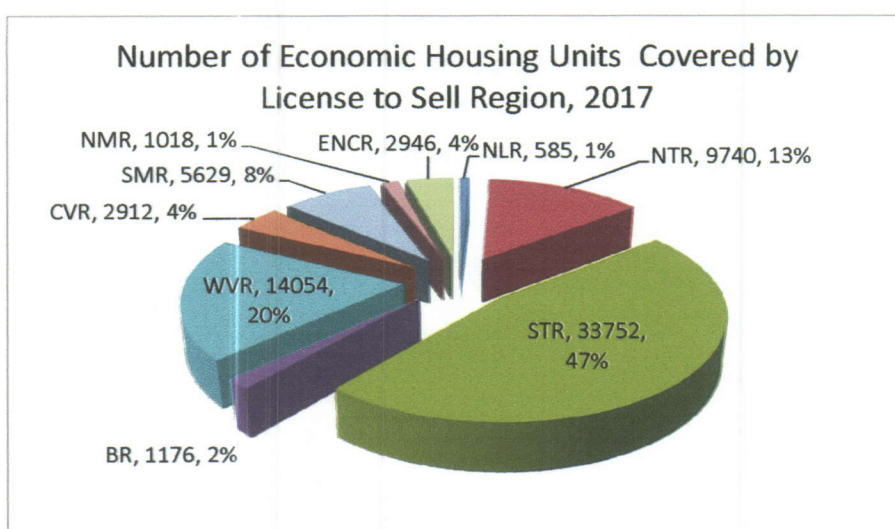
Majority of the Medium Cost housing units covered by License to Sell are located in Southern Tagalog Region (STR) and Western Visayas Region (WVR) with 79% (7,940/10,026) and 13% (1,286/10,026), respectively.

The price ceiling for a Medium Cost housing unit is above P1,700,000 to P4,000,000.



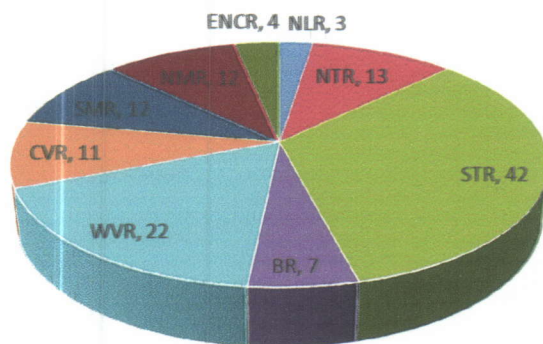
Majority of the Economic Housing Units covered by license to sell are located in **STR** with 47% (33,752/71,812), followed by **WVR** with 20% (9,740/71,812), then followed by Northern Tagalog Region (**NTR**) with 13% (9,740/71,812).

The price ceiling of an economic housing unit is above P450,000 to P1,700,000.



A total of 126 socialized housing projects were licensed for 2017. Of the total socialized housing projects licensed, 59 projects were licensed as main projects while 67 were compliance projects. Majority of the socialized housing projects licensed are located in STR with 42 projects, followed by WVR with 22 projects and NTR with 13 projects.

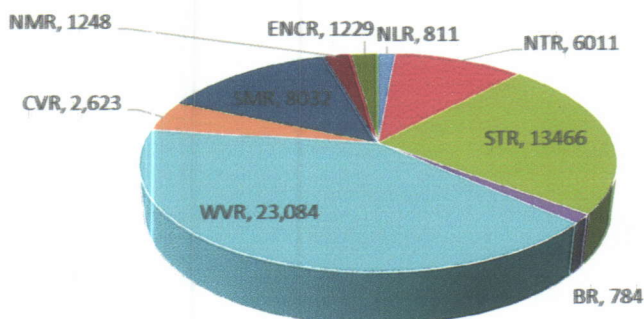
Number of Socialized Housing Projects Licensed,
by Region, 2017



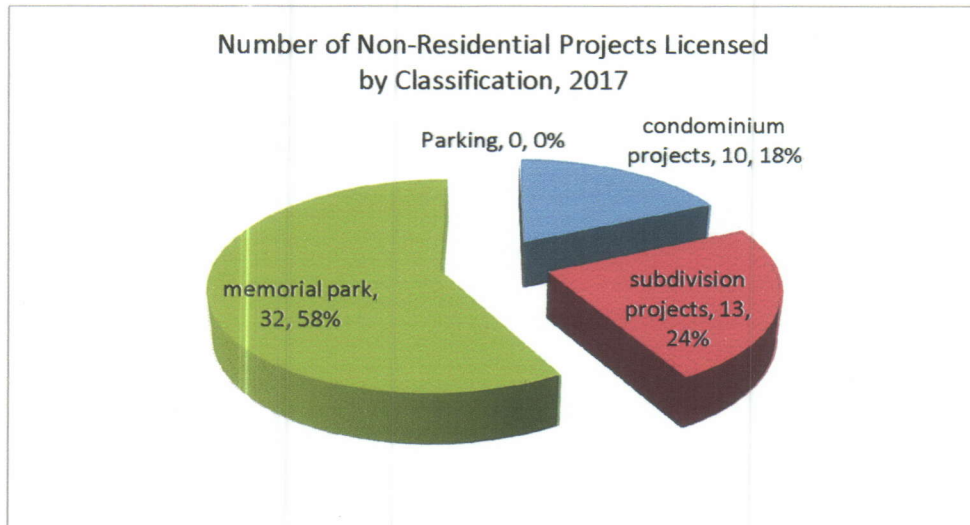
In terms of socialized housing units covered by license to sell, WVR had the most number of housing units with **23,084**, followed by STR with **13,466** and SMR with **8,032** housing units.

The price ceiling of a socialized housing unit with horizontal development is P450,000 and below, and for vertical development is P400,000 and below.

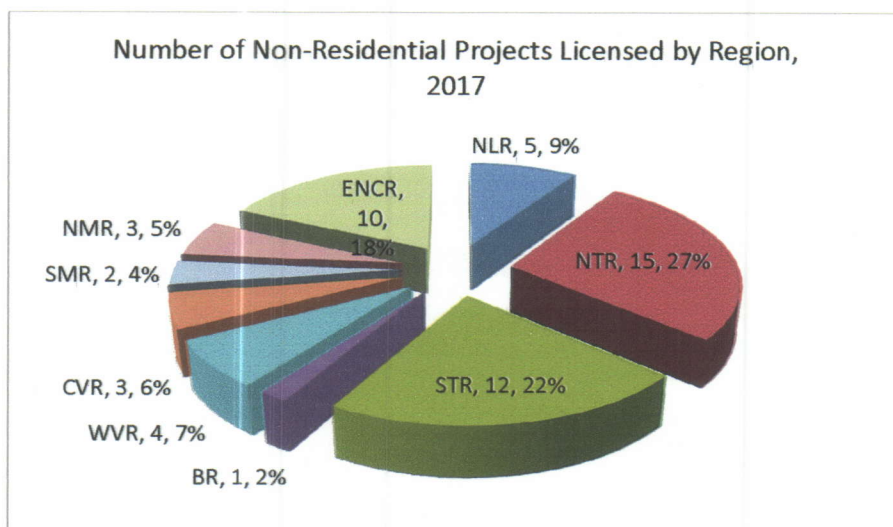
Socialized Housing Units Covered by
License to Sell, 2017



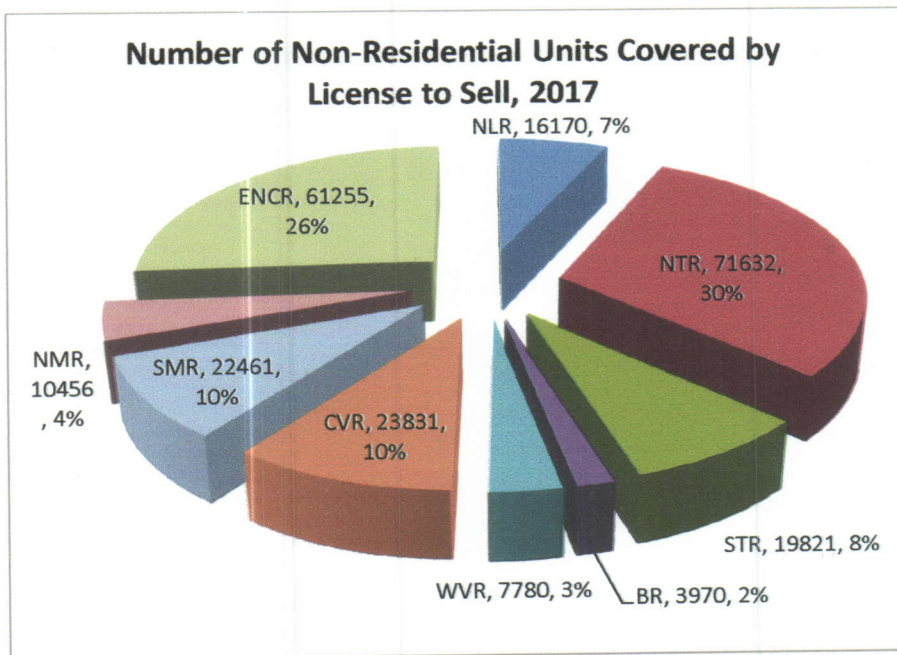
Majority of the licensed **non-residential** projects are **memorial parks** with **58%** (32/55), followed by **subdivisions** consisting of commercial, industrial and farmland with **24%**(8/4/1/55), and then by **condominium projects** with **18%** (10/55).



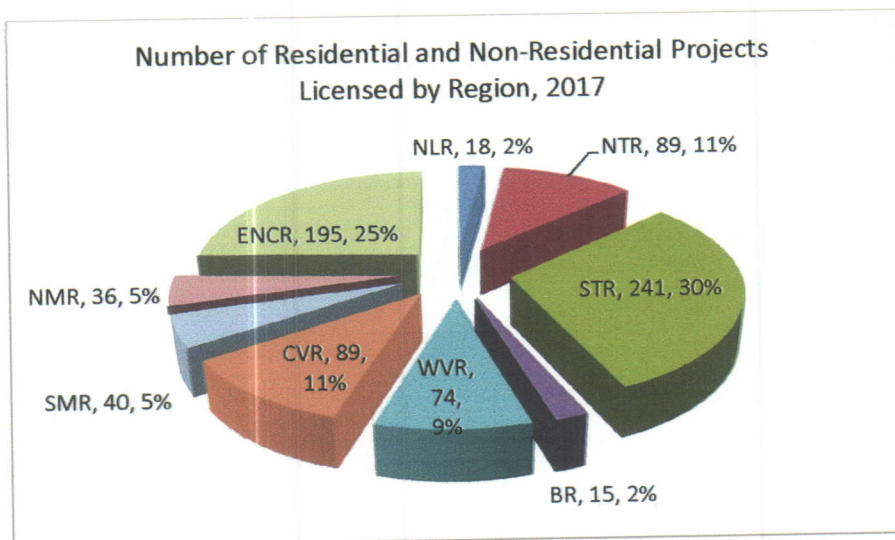
In terms of location, majority of the licensed **non-residential projects** are located in Northern Tagalog Region (**STR**) with 27% (15/55), followed by Southern Tagalog Region (**STR**) with 22% (12/55), and Expanded National Capital Region (**ENCR**) with 18% (10/55)



Most of the **non-residential units covered by license to sell** are located at **Northern Tagalog Region (NTR)** with **30% (71,632/237,376)** followed by **Expanded National Capital Region (ENCR)** with **26% (61,255/237,376)** and **Central Visayas Region (CVR)** with **10% (23,831/237,376)**



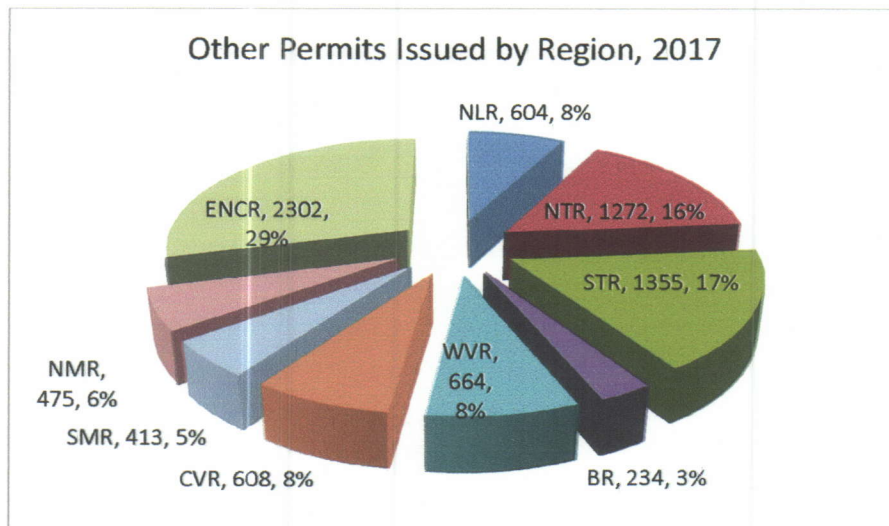
Overall, majority of the projects (residential and non-residential) issued license to sell are located in Southern Tagalog Region (**STR**) with **30% (241/797)**, followed by Expanded National Capital Region (**ENCR**) with **25% (195/797)**, and then by Northern Tagalog Region (**NTR**) with and Central Visayas Region (CVR) with **11 % (89/797)**.



Compared to 2016, there was 8.28% decrease in the number of licenses to sell issued in 2017 (797 vs.869).

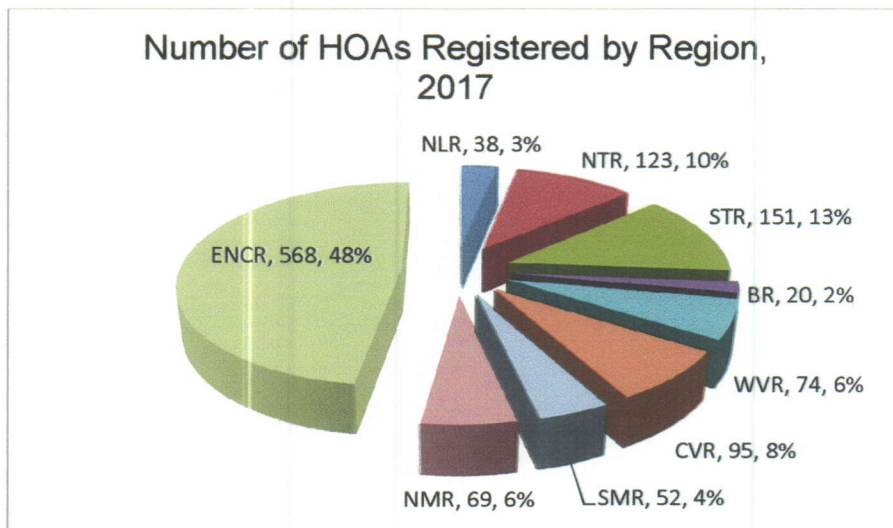
B. Other Permits/ Clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In 2017, a total of **7,927 other permits and clearances** were issued. Majority of these permits were issued in **ENCR** with **29%** (2,302/7,927), followed by **STR** with **17%** (1,335/7,927), and by **NTR** with **16%** (1,272/7,927).



C. HOA Registration

Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In 2017, the HLURB approved applications for registration of **1,190 HOAs**. The bulk of these HOA certificates of registration was issued by Expanded National Capital Region (**ENCR**) with **48%** (568/1190), followed by Southern Tagalog Region (**STR**) with **13%** (151/1190), and Northern Tagalog Region (**NTR**) with **10%** (123/1190).

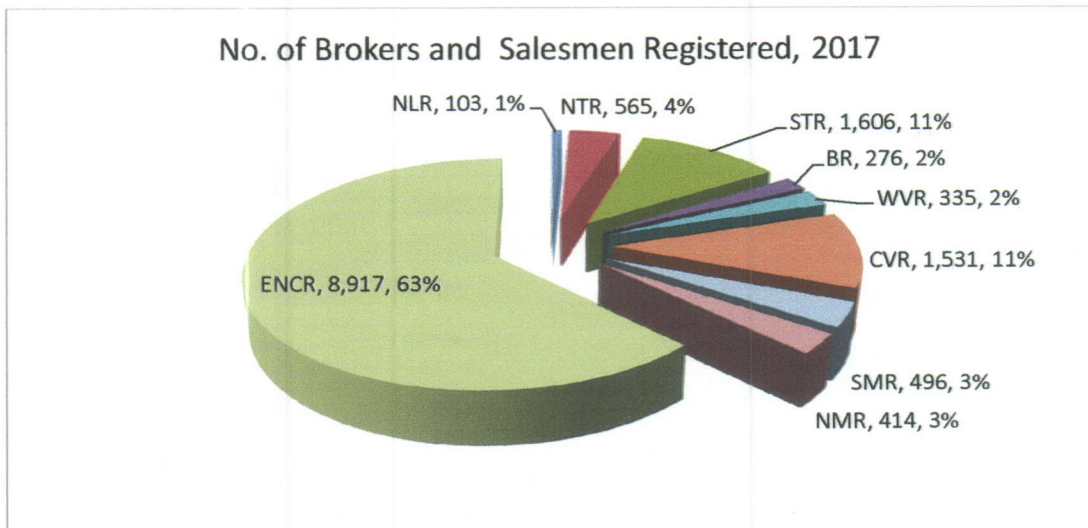


Compared to the previous year, there was a 7.7% decrease in HOA registration in 2017 (1190 vs. 1289), consistent with the decrease in the number of licensed residential projects.

D. Registration of Dealers, Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate dealers, brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

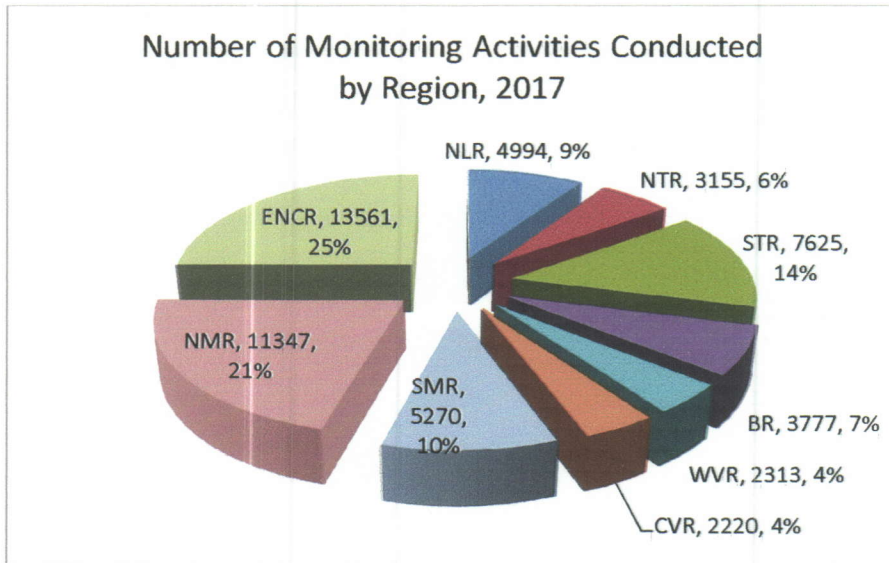
In 2017, a total of **14,243 brokers, salesmen and dealers** were registered. Majority of them were based in **ENCR** with **63%** (8,917/14,243), followed by **STR** which registered for **11%** (1,606/14,243), and **CVR** with **11%** (1,531/14,243).



Compared to the previous year, there was a 28.53% decrease in dealers/brokers and salesmen's license issued from 19,929 in 2016 to 14,243 in 2017 consistent with the decrease in the number of licensed residential projects.

E. Monitoring

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **54,262 field and non-field monitoring activities including HOA monitoring in 2017**. Majority of the monitoring activities were conducted in **ENCR with 25% (13,561/54,262)**. **NMR** came in next with **21% (11,347/54,262)**, and **STR** with **14%(7,625/54,262)**.

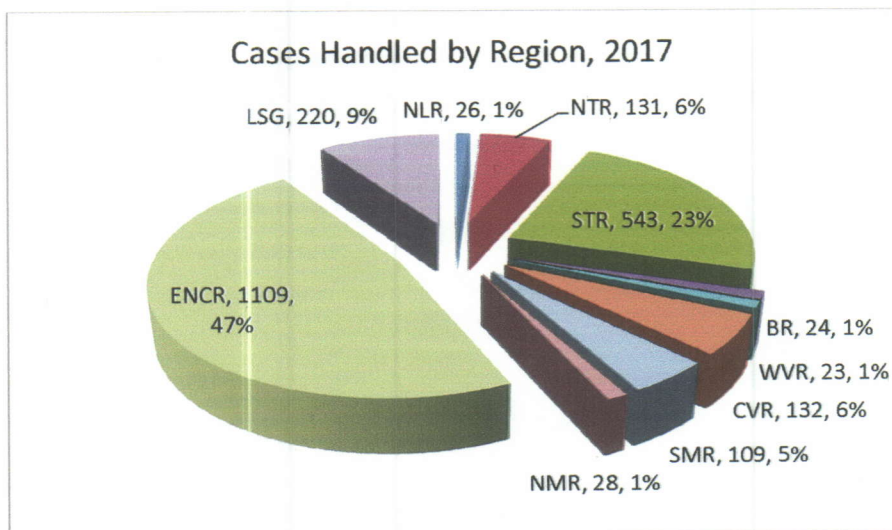


The total number of field and non-field monitoring activities in 2017 (54,262) had increased by 2% compared to the total number of monitoring activities in 2016 (53,199).

F. Adjudication

F.1 Regional and LSG Cases

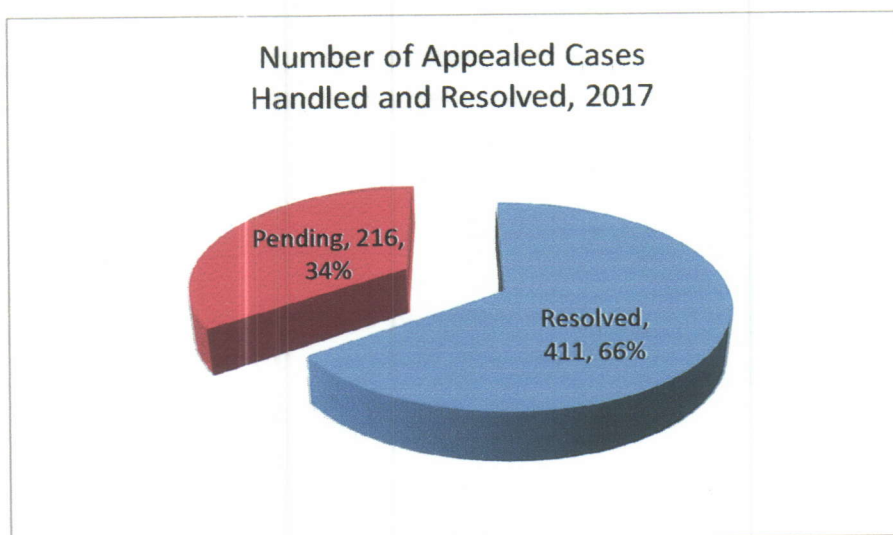
The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies. In 2017, a total of **2,345 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **ENCR** with **47%** (1,109/2,345) followed by **STR** with 23% (543/2,145), and then by **LSG** with **9%** (220/2,345). By the end of the year, 47% or a total of **1,108 regional and LSG cases** have already been **resolved**.



Compared to the previous year, there was a slight decrease 4.7% in disposed cases from 1,163 in 2016 to 1108 in 2017.

F.2 Appealed Cases

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2017, 627 appeals were handled by the Board of Commissioners. At the end of the year, 66% or 411 appealed cases have been resolved with the assistance of the Appeals Review Group (ARG).



Compared to 2016, there was a slight decrease in the appealed cases resolved in 2017 (411 vs. 418). Appealed cases is 37% of the cases disposed at the arbiter level.

G. Planning

Another major function of the HLURB is to render technical assistance to local government units (LGUs) in the formulation/updating of their comprehensive land use plans (CLUPs). For 2017, 226 LGUs were given technical assistance in the formulation/updating of CLUPs, 478 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC). In terms of training, a total of 9,244 participants from different local government units were trained on CLUP formulation, 1,885 participants on CLUP Review and Approval process, 675 participants on Zoning Administration, 1,319 participants on Subdivision Plan processing and 3,590 participants for other trainings.

The HLURB also reviews and approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila and the Provincial Physical Framework Plans (PPFPs). For 2017, fifteen (15) CLUPs and one (1) PPFP were reviewed prior to submission to HLURB for approval, namely: San Juan, Dagupan City, Iligan City, Pasay City, Mandaue City, Cagayan de Oro City, Baguio City, Mandaluyong City, Olongapo City, Muntinlupa City, Tacloban City, Valenzuela City, Navotas, St. Bernard, Leyte and Quezon City and the PPFP of Zamboanga del Norte. Of the reviewed CLUPs, 7 were approved by the Board.

Finally, on the status of CLUPs, of the 1,634 local government units, 1,569 LGUs or 96% already have approved CLUPs, 518 are updated and 1051 of which are due for updating, while the remaining 165 LGUs have no approved CLUP.

H. Policy Formulation

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups and Technical Working Groups conducted several policy studies and formulated the following policies in 2017, to wit:

2017 Approved Policies

No.	Title of Policies	Remarks
1	Revised Implementing Rules and Regulations to Govern Sections 3, 18 and 20 of RA 7279 Otherwise Known as the UDHA of 1992, as Amended by RA No. 10884, Otherwise Known as “Balanced Housing Amendments”	BR No. 946, S. of 2017
2	Revoking Board Resolution No. 756, S. of 2003, Otherwise Known as “Building Permit as a Post Requirement to Registration and License to Sell for Condominium Projects	BR No. 948, S. of 2017
3	Requiring Homeowners Association to Assist the Local Government in the Registration of Domestic Workers of Members and Homeowners Within their Jurisdiction	BR No. 949, S. of 2017
4	Ratifying Executive Committee Resolution No. 001, Series of 2017, Approving and Adopting the Guidelines in the Kinds of Dues, Fees and Contributions that maybe Collected by Homeowners Associations	BR No. 950, S. of 2017
5	Streamlining the Process of Issuance of Certificates of Registration and Licenses to Sell for Subdivision and Condominium Projects by Reducing the Documentary Requirements Provided Under the Revised Implementing Rules and Regulations for PD 957 and the Revised Implementing Rules and Regulations for BP 220	BR No. 954, S. of 2017
6	Supplementing Board Resolution No. 948, Series of 2017, Revoking Board Resolution No. 756, Series of 2003, Otherwise Known as Building Permit as a Post Requirement to Registration and License to Sell for Condominium Projects	BR No. 957, S. of 2017

7	Rules of Procedures in the Conduct of Administrative Inspections and Investigations	BR No. 960, S. of 2017
8	National Urban Development and Housing Framework, 2017-2022	BR No. 962, S. of 2017
9	Revised Rules of Proceedings Before Regional Arbiters	BR No. 963, S. of 2017
10	Revised Implementing Rules and Regulations to Govern Sections 3, 18 and 20 of RA 7279, Otherwise Known as the Urban Development and Housing Act of 1992, as Amended by RA 10884, otherwise Known as "Balanced Housing Development Program Amendments	BR No. 965, S. of 2017
11	Submission of Affidavit of Undertaking in Lieu of the Proof of Compliance to the Modes and Manners Provided in Board Resolution No. 946, S. of 2017, The Revised IRR to Govern Sections 3, 18 and 20 of RA 7279, as Amended by RA 10884, Otherwise Known as "Balanced Housing Development Program Amendments	EXECOM Res. No. 003, Series of 2017
12	Mandatory Consultation with Stakeholders or Land Owners Affected by Rezoning or Agricultural Land Reclassification	MC No. 03, Series of 2017
13	Effectivity of Board Resolution No. R-948 Series of 2017 "Revoking Board Resolution No. 756, Series of 2003, Otherwise Known as "Building Permit as a Post Requirement to Registration and License to Sell for Condominium Projects"	MC No. 12, Series of 2017
14	Reiteration of the Maximum Selling Price for Subdivision and Condominium Projects	MC No. 13, Series of 2017
15	Procedural Guidelines in the Implementation of Executive Committee Resolution No. 002, Series of 2017	MC No. 14, Series of 2017
16	Legality of Zoning Ordinance in the Light of Section 59 © of RA 7160	MC No. 15, Series of 2017

I. Administration and Finance

I.1 Manpower Resources

At the end of CY 2017, the total work force of the Board was 385 or there was a decrease by 12 from the previous year's total of 397. Of the 385 employees, 115 or 29.87% were stationed at the Central Office and the remaining 270 or 70.13% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with twenty nine (29), followed by the Finance Division with seventeen (17). The Office of the Commissioner for Plans and Programs Group and Homeowners Associations had the least number of personnel, with only one (1). Among the Regional Offices, the ENCR had the most number of personnel with fifty-two (52), followed by the STR with forty-five (45) employees.

In terms of workforce status, 369 employees held permanent positions and 6 held temporary with fixed-term positions. 294 employees occupied technical positions while 58 were non-technical or administrative items.

Female employees were higher in number with 226 compared to male employees at 159.

SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE

-4th Quarter of CY 2017-
(as of December 31, 2017)

OFFICE/REGION				STATUS						POSITION				TOTAL
				PERMANENT		TEMPORARY W/ FIXED TERM				TECHNICAL		NON-TECH		
		M	F	M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer		2	3	1	2	-	1	1	-	2	2	-	1	5
Board Secretariat		1	5	1	5	-	-	-	-	-	5	1	-	6
Appeals Review Group		3	8	3	9	-	-	-	-	3	7	-	1	11
Office of the Commissioner for Finance, Admin. Division and Appeals Review Group (RCAGC)		1	3	1	2	-	-	-	1	-	2	1	1	4
Finance Division		5	12	5	12	-	-	-	-	5	8	-	4	17
Information, Communication and Technology Division		4	1	4	1	-	-	-	-	4	1	-	-	5
Office of the Commssioner for Legal Services Group and Public Assistance Center (LAP)		2	1	1	1	-	-	1	-	2	1	-	-	3
Plans and Programs Group		3	6	3	6	-	-	-	-	3	5	-	1	9
Legal Services Group		6	4	6	4	-	-	-	-	6	3	-	1	10
Office of the Commissioner for Plans and Programs Group and Homeowners Assn.		1	-	-	-	-	-	1	-	1	-	-	-	1
Administrative Division		14	15	14	15	-	-	-	-	2	9	12	6	29
Policy Development Group		4	11	4	11	-	-	-	-	4	9	-	2	15
SUB-TOTAL		46	69	43	68	0	1	3	1	32	52	14	17	115
Expanded National Capital Regional Field Office		19	33	19	33	-	-	-	-	16	27	3	6	52
Northern Luzon Regional Field Office		13	20	13	20	-	-	-	-	11	19	2	1	33
Northern Tagalog Regional Field Office		7	14	7	14	-	-	-	-	6	11	1	3	21
Southern Tagalog Regional Field Office		22	23	21	23	1	-	-	-	15	20	7	3	45
Bicol Regional Field Office		5	11	6	11	-	-	-	-	5	8	-	3	16
Western Visayas Regional Field Office		9	10	9	10	-	-	-	-	8	7	1	3	19
Central Visayas Regional Field Office		12	15	12	15	-	-	-	-	12	14	-	1	27
Northern Mindanao Regional Field Office		16	16	16	16	-	-	-	-	14	15	3	1	32
Southern Mindanao Regional Field Office		10	15	10	5	-	-	-	-	9	13	1	2	25
SUB-TOTAL		113	157	113	147	1	0	0	0	96	134	4	23	270
GRAND TOTAL		159	226	156	215	1	1	3	1	128	166	18	40	385

M. Engr. [Signature]
[Signature]

Local Training

1. The First Data Protection Officers (DPO) Assembly, April 5, 2017, National Privacy Commission (NPC)
2. NAMRIA Basic GIS Training Using QGIS, July 10-14, 2017, NAMRIA Geomatics Training Center
3. Mandatory Continuing Legal Education (MCLE) 6th Compliance, July 11-14, 2017, UP Law Center
4. Joint Celebration of Accountancy Week of Government Association of Certified Public Accountants(GACPA) and Philippine Institute of Certified Public Accountants (PICPA), July 19, 2017
5. Building Climate Resiliency through Urban Plans and Design Project (IKI) Orientation Workshop and Commitment Signing, August 24-25, 2017
6. 48th Annual Convention and 67th Foundation Anniversary Theme:” Lets Do It: Strengthening the Roles and Responsibilities of Occupational Health Nurses”, Occupational Health Nurses Association of the Philippines (OHNAP), September 7-8, 2017, Centennial Hall, Manila Hotel, One Rizal Park, Manila
7. KSA GAD Assessment and 2019 GAD Planning, Oct. 11-13, 2017
8. Transforming the Government Financial Sector in the Era of ASEAN Integration, October 18-21, 2017, Waterfront Cebu City
9. Accountability Seminar on Tobacco Industry Interference, Nov. 8, 2017, Privato Hotel, Pasig City, Civil Service Commission
- 10.Appointment and other Human Resource Actions (ORAOHRA), Nov. 19, 2017, CSC/Philippine Institute of Volcanology and Seismology
- 11.26th Philippine Institute of Environmental Planners (PIEP) National Convention, November 8-9, 2017, SEDA Hotel, Vertis North, Quezon City
- 12.Workshop on the Development of Strategic Initiatives for the Establishment of a National On-line Alternative Dispute Resolution System in the Philippines, December 5-7, 2017, SM Megatrade Hall, Mandaluyong City and Taal Vista Hotel, Tagaytay City

In-house Training

1. Training on Monitoring and Evaluation for HTPAP Trainers, March 20-22, 2017, AIDSI

2. Employees Awareness Activity, Camayan Beach Resort and Hotel, Subic Bay, Zambales, March 24-25, 2017
3. Training/Orientation on the 2016 Revised Implementing Rules and Regulations of RA 9184, La Breza Hotel, April 19-20, 2017
4. 2017 Planners Forum, June 19-23, 2017, Dumaguete City, Negros Oriental
5. Legal Forum, September 26-29, 2017, Puerto Princesa, Palawan
6. ISO 9001:2015 – Awareness and Documentation, Sept. 20-22, 2017, Xenia Hotel, Clark, Pampanga
7. Risk and Opportunity Training, October 4-5, 2017, Xenia Hotel, Clark, Pampanga
8. ISO 9001:2015 – Internal Quality Audit Training, October 20, 2017, Sulu Hotel

Foreign Training

1. JICA Knowledge Co-Creation Program on Transforming Cities for Sustainability – What’s the Future City?, Tokyo, Japan, March 20-29, 2017
2. Seminar on Shantytowns Transformation for Philippines, August 7-27, 2017
3. Seminar on Construction of Standard Housing for the Philippines, Changsha, China, September 24-October 14, 2017
4. International Conference on National Urban Policy, May 14-20, 2017, Paris, France
5. 2017 Global Platform for Disaster Risk Reduction, May 19-26, 2017, Cancun, Mexico
6. 2nd Regional Workshop on Strengthening Capacities of Member States in the Asian Pacific Region to Mainstream Climate Change Concerns into National Urban-Related Policies, July 16-19, 2017, UNCC, Bangkok, Thailand
7. Regional Workshop of RE: TA-8359 REG: Regional Climate Projections Consortium and Data Facility in Asia and the Pacific, May 1-4, 2017, Bangkok, Thailand

Educational Support Program

1. Bar Review (Partial Scholarship-Full Official Time), June 1-November 30, 2017

I.2 Financial Resources

The budget of the Board for CY 2017 was seven hundred sixty one million nine hundred thirty nine thousand pesos (761,939,000) broken down as follows:

GAA:

General Fund	P222, 565,000
Continuing Appropriation – NDRRMF (Yolanda)	7,687,000
Special Account in the General Fund 151	
CNAI	2,992,000
MOOE	104,410,000
Capital Outlay	385,058,000
Automatic Appropriation	
RLIP	19,779.000
Miscellaneous Personnel Benefits Fund	
Performance Based Bonus	6,776,000
Terminal Leave Pay	12,672,000
Total	761,939,000

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF FINANCIAL POSITION
ALL FUNDS
AS AT DECEMBER 31, 2017

ASSETS	Note	2017	2016
Current Assets			
Cash and Cash Equivalents	4	1,558,219,826.17	1,474,977,790.34
Receivables	5	14,249,487.52	1,417,685.90
Inventories	6	3,198,268.54	3,488,327.67
Other Current Assets	7	90,277.08	-
Total Current Assets		<u>1,575,757,859.31</u>	<u>1,479,883,803.91</u>
Non-current Assets			
Property, Plant and Equipments	8	673,344,527.41	252,195,919.71
Intangible Assets	9	3,900,212.41	5,216,686.07
Other Non-Current Assets	7	101,529,056.65	172,464,879.65
Total Non-current Assets		<u>778,773,796.47</u>	<u>429,877,485.43</u>
Total Assets		<u>2,354,531,655.78</u>	<u>1,909,761,289.34</u>
LIABILITIES			
Current Liabilities			
Financial Liabilities	10	43,296,711.96	1,374,291.59
Inter-Agency Payables	11	7,609,485.09	7,432,183.81
Other Payables	13	203,970.36	82,747.62
Total Current Liabilities		<u>51,110,167.41</u>	<u>8,889,223.02</u>
Non-Current Liabilities			
Trust Liabilities	12	170,155,127.37	79,411,626.90
Total Non-Current Liabilities		<u>170,155,127.37</u>	<u>79,411,626.90</u>
Total Liabilities		<u>221,265,294.78</u>	<u>88,300,849.92</u>
Total Assets less Total Liabilities		<u>2,133,266,361.00</u>	<u>1,821,460,439.42</u>
NET ASSETS / EQUITY			
Accumulated Surplus/Deficit		<u>2,133,266,361.00</u>	<u>1,821,460,439.42</u>
Total Net Assets/Equity		<u>2,133,266,361.00</u>	<u>1,821,460,439.42</u>

This statement should be read in conjunction with the accompanying notes.

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF FINANCIAL PERFORMANCE
ALL FUNDS
FOR THE YEAR ENDED DECEMEBR 31, 2017

	<u>Note</u>	<u>2017</u>	<u>2016</u>
Revenue			
Service and Business Income	14	426,435,228.82	446,334,146.22
Total Revenue		<u>426,435,228.82</u>	<u>446,334,146.22</u>
Less: Current Operating Expenses			
Personnel Services	15	264,777,576.44	244,054,803.28
Maintenance and Other Operating Expenses	16	112,021,332.20	106,430,017.29
Non-Cash Expenses	17	11,622,171.25	11,191,469.55
Total Current Operating Expenses		<u>388,421,079.89</u>	<u>361,676,290.12</u>
Surplus (Deficit) from Current Operations		38,014,148.93	84,657,856.10
Net Financial Assistance/Subsidy	18	268,642,058.80	232,571,975.81
Sale of Assets		-	368,800.00
Miscellaneous Income	19	11,691.20	14,534.16
Gains	20	-	292,409.10
Losses	21	(33,584.60)	(741,451.75)
Surplus (Deficit) for the period		<u><u>306,634,314.33</u></u>	<u><u>317,164,123.42</u></u>

This statement should be read in conjunction with the accompanying notes

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY
ALL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	Accumulated Surplus/(Deficit)	
	<u>2017</u>	<u>2016</u>
Balance at January 1	1,821,460,439.42	1,067,702,988.26
Add/(Deduct)		
Changes in Accounting Policy		(426,949.93)
Prior Period Errors	5,596,458.65	436,910,560.74
Other Adjustments	-	(2,191,603.51)
Restated Balances (See Pre-Closing Trial Balance)	<u>1,827,056,898.07</u>	<u>1,501,994,995.56</u>
Changes in Net Assets/Equity for Calendar Year		
Adjustment of Net Revenue recognized directly in Net Assets/Equity		
<i>Closing of Cash - Treasury/Agency Deposit - Regular</i>	(404,971.75)	
Surplus/(Deficit) for the Period	<u>306,634,314.33</u>	<u>317,164,123.42</u>
Total Recognized Revenue and Expenses for the Period	306,229,342.58	317,164,123.42
Others	<u>(19,879.65)</u>	<u>2,301,320.44</u>
Balance at December 31	<u>2,133,266,361.00</u>	<u>1,821,460,439.42</u>

Net revenue deposited with the National Treasury (revenue including constructive receipt of income by Foreign Based Agencies and

*1 - income remitted by agencies thru TRA)

Direct adjustments to Net Assets/Equity which are not revenue or expenses (e.g. transfer of PPE from one of the agency to another

*2- directly charged to Accumulated Surplus/(Deficit)

Directory of Officials and Key Positions:

The Hon. EDUARDO D. DEL ROSARIO
Chair, Housing and Urban Development Coordinating Council
15th Floor Banco De Oro Bldg., Paseo de Roxas, Makati City

FULL TIME COMMISSIONERS

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Policy Development Group (PDG)
Information Communication and Technology Division (ICTD)
Southern Tagalog Region – STR (Regions IV and IV-A)
Central Visayas Region – CVR (Region 7)

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Finance Division (FD)
Administrative Division
Northern Tagalog Region – NTR (Region 3)
Western Visayas Region – WVR (Region VI)
Bicol Region – BR (Region 5)

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Homeowners Associations (HOA)
Southern Mindanao Region (SMR)
Expanded National Capital Region (ENCR)

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Legal Services Group (LSG)
Northern Luzon Region (NLR)
Northern Mindanao Region – NMR (Region IX, X & XIII)

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Plans and Programs Group	Arturo M. Dublado	924-33-89	ppg@hlurb.gov.ph

Regional Operations

REGION	REGIONAL FIELD OFFICER	CONTACT NUMBERS	EMAIL ADDRESS	WEBSITE
Northern Luzon Region(CAR, I, II) Leonard Wood Road, Botanical Garden, Baguio City	Dir. Teresita V. Galacgac, CESO V	(074) 442-5338	nlr@hlurb.gov.ph	http://nlr.hlurb.gov.ph/
Northern Tagalog Region(III) 3rd Flr., Insular Life Bldg. Dolores St., San Fernando, Pampanga	Atty. Dunstan San Vicente	(045) 963-7376 (045) 861-2665	ntr@hlurb.gov.ph	http://ntr.hlurb.gov.ph/
National Capital Region(Metro Manila, Rizal) 2nd Flr., HLURB Bldg., Kalayaan Ave., cor. Mayaman St., Diliman, Quezon City	Atty. Norman Jacinto P. Doral Officer-in-Charge	(02) 924-6658 - Permits, Registration and Licensing (02) 924-6658 - Planning (02) 926-1065 - Adjudication (02) 924-6660 - Monitoring (02) 920-3500 - Records (02) 929-8869 - HOA	ncr@hlurb.gov.ph	http://encr.hlurb.gov.ph/
Southern Tagalog Region(IV-A, IV-B) Dencris Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office)	Atty. Richard L. Manila	(049) 502-9751 (049) 502-9822	str@hlurb.gov.ph	http://str.hlurb.gov.ph/
Bicol Region (V) 2 nd and 3rd Floor, Tyler Bldg., Rizal St., Legazpi City	Atty. Raymundo A. Foronda Acting Regional Officer	(052) 481-1622 (052) 480-6678	br@hlurb.gov.ph	http://br.hlurb.gov.ph/

<p>Western Visayas Region(VI)</p> <p>WVR</p> <p>INJAP Bldg., Diversion 2011</p> <p>Diversion Road, Mandurriao, Iloilo City</p>	<p>Engr. Rosemarie Bermejo</p> <p>Acting Regional Officer</p>	<p>(033) 321-6177</p> <p>(033) 501-8202</p>	<p>wvr@hlurb.gov.ph</p>	<p>http://wvr.hlurb.gov.ph/</p>
<p>Central Visayas Region(VII, VIII)</p> <p>Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City</p>	<p>Engr. Francis D. Ordeniza</p> <p>Acting Regional Officer</p>	<p>(032) 254-4564</p> <p>(032) 418-7990</p>	<p>cvr@hlurb.gov.ph</p>	<p>http://cvr.hlurb.gov.ph/</p>
<p>Northern Mindanao Region(IX, X, XIII)</p> <p>3rd Floor, Dupont Bldg., Velez-akut Street, Cagayan De Oro City</p>	<p>Dir. Charito A. Raagas</p>	<p>(088) 856-5088</p> <p>(088) 272-1466</p>	<p>nmr@hlurb.gov.ph</p>	<p>http://nmr.hlurb.gov.ph/</p>
<p>Southern Mindanao Region (XI, XII)</p> <p>GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City</p>	<p>Dir. Roberto Mauro Miguel</p> <p>T. Palma Gil</p>	<p>(082) 222-2895</p> <p>(082) 225-3875</p>	<p>smr@hlurb.gov.ph</p>	<p>http://smr.hlurb.gov.ph/</p>